This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
Suite #105
Nashville, TN 37203
File Number: 5-1946-MC

Karen Johnson Davidson County
Batch# 1064950 DEEDWARR
10/26/2023 12:32:30 PM 4 pgs
Fees: $23.00 Taxes: $1,461.50
20231026-0083936

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $395,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of October, 2023.

Notary Public
My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ekaterina V. Manning and Kenneth Reid Manning 8207 Sawyer Brown Road, J-7 Nashville, TN 37221	Churchill Mortgage Corporation 1749 Mallory Lane, Ste 100 Brentwood, TN 37027	142-01-0A-063.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Alan Thomas Caldwell and Deborah Callan Caldwell, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ekaterina V. Manning and Kenneth Reid Manning wife and husband**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of real property located in Davidson County, Tennessee, and more particularly described as follows:

Being Unit No. J-7, together with Carport designated as No. J-7-C, on the Horizontal Property Regime for River Plantation, Section One, as recorded in the Master Deed of record in Book 4562, Page 474, amended in Instrument No. 20051020-0126564 and Instrument No. 20140219-0014288 and as shown on plat of record in Plat Book 4460, Page 59, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Alan Thomas Caldwell and Deborah Callan Caldwell, husband and wife by Warranty deed from William B. Latimer, Trustee of The Thomas E. Roberson Trust Agreement u/t/a dated March 23, 2020 of record in Instrument No. 20210201-0014583 Register's Office for Davidson County, Tennessee, dated January 14, 2021 and recorded on February 01, 2021.

This Instrument executed on behalf of Alan Thomas Caldwell and Deborah Callan Caldwell ("Principal") by pursuant to the Power of Attorney of record in Instrument Number 202310260083935, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **8207 Sawyer Brown Road, J-7, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2024, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of October, 2023.

GRANTOR:

Alan T. Caldwell

Alan Thomas Caldwell

Deborah Callan Caldwell by Alan Thomas Caldwell her Attorney-In-Fact

Deborah Callan Caldwell by Alan Thomas Caldwell, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Alan Thomas Caldwell** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of October, 2023.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Alan Thomas Caldwell** the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Deborah Callan Caldwell** ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 6th day of October, 2023.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

EXHIBIT "A"
TO Warranty Deed
From: Alan Thomas Caldwell and Deborah Callan Caldwell
To: Kenneth Reid Manning and Ekaterina V. Manning

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 6th day of October, 2023.

Notary Public
My Commission Expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202310260083936

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, do hereby make oath that I am a licensed Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 10/25/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 10/25/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of October, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3-6-2024

Notary's Seal (if on paper)

